

Date : 17-10-2018

TO,

RAJKOT.

Sub. :- TITLE CLEAR REPORT

The Residential purpose building named "OCEAN ENCLAVE" (work-in-progress) at Vimal Nagar, Uni. Road Area on the land of Plot No. 74 Sq. Mts. 336-0 as per T. P. Record land Sq. Mts.334-34 of R.S. No.96 Paiki of Village : Nanamava, Taluka & Districe : Rajkot which T.P. Scheme No.5 Nanamava, F.P. No. 172 paiki, City Survey Ward : Nanamava City Survey No. 197 Paiki

Applicant :- PARK LAND PARTNERSHIP FIRM

The above mentioned partnership firm (applicant) have produced the following documents of titles before us to examine and for the Title Clear Report, for the subject referred properties :-

- (1) Zerox Copy of Village Form No. 6 vide entry no. 97 which entry as per MEASURED on the name of SHRI NAVALSANG MANSANG JADEJA as direct possess & Agri. land account holder of Agri Land of R.S. No. 96 A.13-33 G. of Village : Nanamava, Taluka & District : Rajkot with others lands.
- (2) Zerox Copy of Non-Agri. Order No.Mehsul/Benkheti/Vashi/237 Dt.25-03-1968 of the District Panchayat Office, Rajkot on the name of SHRI NAVALSANG MANSANG JADEJA for Agri Land of R.S. No. 96 A.13-33 G. of Village : Nanamava, Taluka & District : Raikot. ordering about purpose of residential use the land and it also

Date : 17-10-2018

... 2 ...

- (3) Zerox Copy of Regd. Sale Deed Sr. No. 2907 Dt.25-07-1968 (vide No.1422 Vol.703, Dt.16/05/1969) executed by SHRI NAVALSANG MANSANG JADEJA for the Non-Agri. Land Sq. Yds. 33033-0 (A.6-33G.) of R.S. No.96 Paiki of Village : Nanamava, Taluka & District : Rajkot, in favour of SHRI MAHESHCHANDRA JATASHANKER SHASHTRI and it also entered into record of right i.e. Village Form 6, vide entry No.1058.
- (4) Zerox Copy of Regd. Sale Deed Sr. No. 3156 Dt.12-08-1968 (vide No.1648 Vol.705, Dt.26/05/1969) executed by SHRI MAHESHCHANDRA JATASHANKER SHASHTRI for the Non-Agri. Land Sq. Yds. 400-0 (Sq. Mts. 336-0) of R.S. No.96 Paiki of Village : Nanamava, Taluka & District : Rajkot, in favour of SHRI LABHKUNVER MANEKCHAND and it also entered into record of right i.e. Village Form 6, vide entry No.1249.
- (5) Zerox Copy of Letters of Administration with the copy of will No.17/1991 Dt.24-02-1992 for deceased LABHKUNVERBEN DHIRAJLAL KOTHARI for the Non-Agri. Land Sq. Yds. 400-0 (Sq. Mts. 336-0) of R.S. No.96 Paiki of Village : Nanamava, Taluka & District : Rajkot, in which this land of plot goes to SHRI SANJAYKUMAR PRATAPRAI KOTHARI & SHRI PARAGKUMAR PRATAPRAI KOTHARI and it also entered into record of right i.e. Village Form 6, vide entry No.4501.
- (6) Zerox Copy of Power of Attorney executed on 14-02-2018 by SHRI SANJAYKUMAR PRATAPRAI KOTHARI for the 50% undivided share in Non-Agri. Land Sq. Yds. 400-0 (Sq. Mts. 336-0) of R.S.

Date : 17-10-2018.

... 3 ...

- (7) Zerox Copy of Regd. Gift Deed Sr. No. 1541 Dt.28-03-2018 executed by SHRI PARAGKUMAR PRATAPRAI KOTHARI – Self & as a POA of SHRI SANJAYKUMAR PRATAPRAI KOTHARI for the Non-Agri. Land Sq. Yds. 400-0 (Sq. Mts. 336-0) of R.S. No.96 Paiki of Village : Nanamava, Taluka & District : Rajkot, in favour of SHRI ASHOKKUMAR DHIRAJLAL KOTHARI and it also entered into record of right i.e. Village Form 2, vide entry Sr. No.1272.
- (8) Zerox Copy of Regd. Sale Deed Sr. No. 3809 Dt.27-07-2018 executed by SHRI ASHOKKUMAR DHIRAJLAL KOTHARI for the Non-Agri. Land Sq. Yds. 400-0 (Sq. Mts. 336-0) of R.S. No.96 Paiki of Village : Nanamava, Taluka & District : Rajkot, in favour of PARK LAND PARTNERSHIP FIRM and it also entered into record of right i.e. Village Form 2, vide entry Sr. No.1272.
- (9) Zerox Copy of Construction Plan & Permission No. 1163 Dt.29-01-2018 and Commencement Certificate.
- (10) Zerox Copy of Land Receipt paid Dt.01-08-2018.
- (11) City Survey Property Card.
- (12) T.P. Sketch & Form-F.
- (13) Revenue Record i.e. Village Form No. 6, No. 2 up to last.
- (14) Regd. Declaration Sr. No. 3808 Dt.27-07-2018.

Date : 17-10-2018

... 4 ...

(15) Power of Attorney executed by Shri S. P. Kothari & Shri P. P. Kothari in favour of Shri Prafulchandra Laljibhai Vadhar.

(16) Partnership Deed of PARK LAND & Registration of Firm Certificate.

On the taking Search from Title Deeds and from the Sub Registrar, Rajkot, records from Last 13 years, it seems that and I come to opinion for the subject referred property that :-

FIRST OFALL, SHRI NAVALSANG MANSANG JADEJA as direct possess the Agri. land of R.S. No. 96 A.13-33 G. of Village : Nanamava, Taluka & District : Rajkot with others lands is reflects by record of right i.e. Village Form No. 6, vide entry No. 97 as per by measured entry.

THENAFTER, SHRI NAVALSANG MANSANG JADEJA has got a permission for Non-Agri. Residential use from District Panchayat Office, Rajkot vide Order No.Mehsul/Benkheti/Vashi/237 Dt.25-03-1968 for the R.S. No. 96 A.13-33 G. of Village : Nanamava, Taluka & District : Rajkot, ordering about purpose of residential use the land and it also entered into record of right i.e. Village Form 6, vide entry No.678.

THENAFTER, SHRI NAVALSANG MANSANG JADEJA has sold Non-Agri. Land Sq. Yds.33033-0 (A.6-33G.)of R.S. No.96 Paiki of Village : Nanamava, Taluka & District : Rajkot to SHRI MAHESHCHANDRA JATASHANKER SHASHTRI through Regd. Sale Deed Sr. No. 2907 Dt.25-07-1968 (vide No.1422 Vol.703, Dt.16/05/1969) and it also entered into record of right i.e. Village Form 6, vide entry No.1058.

Date : 17-10-2018.

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THENAFTER, SHRI MAHESHCHANDRA JATASHANKER SHASHTRI has sold the Non-Agri. Land Sq. Yds. 400-0 (Sq. Mts. 336-0) of R.S. No.96 Paiki of Village : Nanamava, Taluka & District : Rajkot to SHRI LABHKUNVER MANEKCHAND through Regd. Sale Deed Sr. No. 3156 Dt.12-08-1968 (vide No.1648 Vol.705, Dt.26/05/1969) and it also entered into record of right i.e. Village Form 6, vide entry No.1249.

THENAFTER, SHRI LABHKUNVER MANEKCHAND has died on 06-06-1985 and as per her will SHRI SANJAYKUMAR PRATAPRAI KOTHARI & SHRI PARAGKUMAR PRATAPRAI KOTHARI both became as joint owner of the Non-Agri. Land Sq. Yds.400-0 (Sq. Mts.336-0) of R.S. No.96 Paiki of Village : Nanamava, Taluka & District : Rajkot through Letters of Administration with the copy of will No.17/1991 Dt.24-02-1992 and it also entered into record of right i.e. Village Form 6, vide entry No.4501.

THENAFTER, SHRI PARAGKUMAR PRATAPRAI KOTHARI has Gift the Non-Agri. Land Sq. Yds. 400-0 (Sq. Mts. 336-0) of R.S. No.96 Paiki of Village : Nanamava, Taluka & District : Rajkot to SHRI ASHOKKUMAR DHIRAJLAL KOTHARI through Regd. Gift Deed Sr. No. 1541 Dt.28-03-2018 executed as Self & POA of SHRI SANJAYKUMAR PRATAPRAI KOTHARI and it also entered into record of right i.e. Village Form 2, vide entry Sr. No.1272.

THENAFTER, SHRI ASHOKKUMAR DHIRAJLAL KOTHARI has sold the Non-Agri. Land Sq. Yds. 400-0 (Sq. Mts. 336-0) of R.S. No.96 Paiki of Village : Nanamava, Taluka & District : Rajkot to PARK LAND PARTNERSHIP FIRM through Regd. Sale Deed Sr. No. 3809 Dt.27-07-

Date : 17-10-2018.

... 6 ...

AT PRESENT, PARK LAND PARTNERSHIP FIRM has got Construction plan, permission & Commencement Certificate for the construction from Rajkot Municipal Corporation for the subject referred property and will be receive completion certificate from the RMC after complete the construction of the subject referred property i.e. The Residential purpose building named "OCEAN ENCLAVE" (work-in-progress) at Vimal Nagar, Uni. Road on the land of Plot No. 74 Sq. Mts. 336-0 as per T. P. Record land Sq. Mts.334-34 of R.S. No.96 Paiki of Village : Nanamava, Taluka & Districe : Rajkot which T.P. Scheme No.5 Nanamava, F.P. No. 172 paiki, City Survey Ward : Nanamava, City Survey No. 197 Paiki which properties under investigation and is :-

- (1) Possess, ownership capacity of PARK LAND PARTNERSHIP FIRM i.e. present applicant & seller and it reflect by Regd. Sale Deed, Land Revenue paid receipt, Village Form No.2, Property Card.
- (2) Not hit by any proceedings or any provision of ULC Act-1976 or any others.
- (3) The Question of RMC tax is not arise due to will be start after the Completion Certificate and also the question of Light Bill is not arise due to the Light Meter will be fixing after completion certificate.
- (4) No any dues are pending on it, or any Govt. dues are not pending to pay as on today.
- (5) The Land Revenue also paid up to 31/07/2019.

PRANAV N. JOSHI

B.Com., LL.B., (Advocate)

Mob. : 8460024161-8200565987

(GUJARAT HIGH COURT)

KUSHKUMAR N. JOSHI

B.Com., LL.B., (Advocate)

Mob. : 8866284184

"Shailja Sankul", Office No. 205-206, Near Raiya Road Railway Crossing, RAJKOT-360 007. Ph. : 0281-2445045

Date : 17-10-2018

... 7 ...

- (6) Thus, the titles of the properties subject referred, the Residential purpose building named "OCEAN ENCLAVE" (work-in-progress) at Vimal Nagar, Uni. Road on the land of Plot No. 74 Sq. Mts. 336-0 as per T. P. Record land Sq. Mts. 334-34 of R.S. No. 96 Paiki of Village : Nanamava, Taluka & Districe : Rajkot which T.P. Scheme No. 5 Nanamava, F.P. No. 172 paiki, City Survey Ward : Nanamava, City Survey No. 197 Paiki are clear, marketable and there is no any other mortgage, Loan or any lien rights and are free from all encumbrances.

The Original Search Fee Receipt is with this Report.

PLACE : RAJKOT

DATE : 17/10/2018



A handwritten signature in black ink, appearing to read "V Joshi".

VINOD J. JOSHI

M.Com., LL.B., Advocate

ENRL. No. G/240/1994.

Adarsh Society Mn. Rd.,

Opp. Raiya Road, Rly. Fatak,

Nr. Super Type & Zerox,

RAJKOT-1 (0281-2445046)